

# FOR SALE | \$825,000

Prime Investment / Development Opportunity

2426 Fairburn Rd. SW, Atlanta, GA 30331



OAKHURST  
REALTY  
PARTNERS

*2.09 Acres | Zoned MR-2-C*

**EXCLUSIVE OFFERING**



**FOR MORE INFORMATION, PLEASE CONTACT:** Steve Wohl | 404-371-4100 | [swohl@oakrep.com](mailto:swohl@oakrep.com)



# The Property

Excellent infill redevelopment or ground up development opportunity in the heart of the historic Ben Hill neighborhood. 2.09 acre rectangular shaped, mostly cleared lot with approx. 205' frontage on Fairburn Rd. and approximately 445' deep with very gentle grade. MRC-2-C zoning allows for mixed use residential/commercial development with up to 40 units per acre. Several new housing developments are underway, or recently completed within close proximity of the property. Current improvements on the property include 8,500 square-foot special use building primarily featuring steel construction. *The property is not available for lease. SOLD AS-IS.*

## Property Highlights

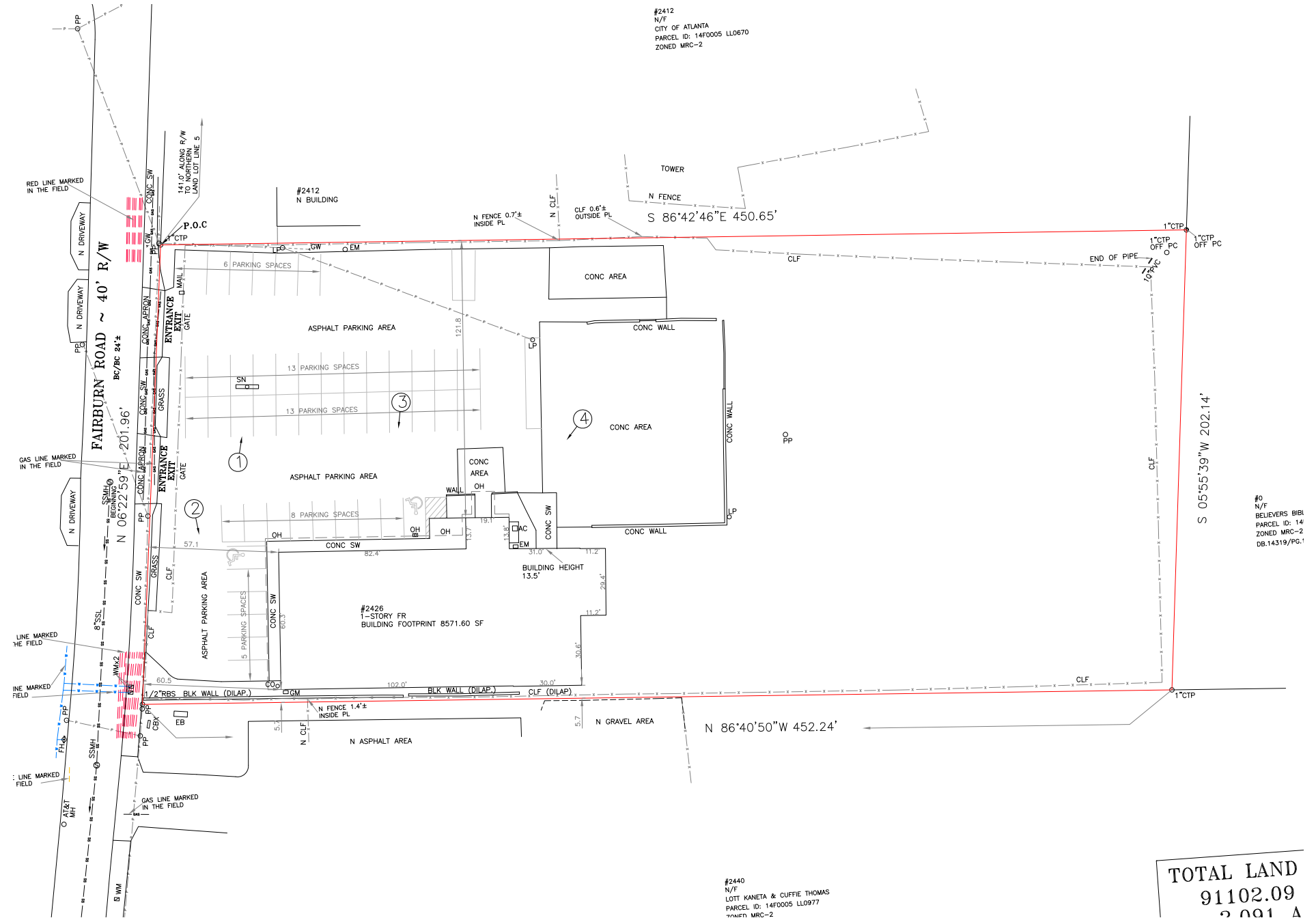
- » Historic Ben Hill neighborhood
- » 2.09 acre lot with 8,500 SF building
- » MRC-2-C zoning allows for mixed-use residential / commercial development
- » 40 units per acre
- » Multiple new residential developments nearby
- » Easy access to I-20, Hwy 166 and I-285
- » 10 Minutes away from Hartsfield-Jackson Airport



## Site Plan



**OAKHURST  
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# Local Amenities



For more information contact: **Steve Wohl** | [swohl@oakrep.com](mailto:swohl@oakrep.com) | (404) 371-4100

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# Zoning Ordinance



**OAKHURST  
REALTY  
PARTNERS**

## ZONING ORDINANCE CITY OF ATLANTA, GEORGIA OFFICIAL ZONING MAP

SHEET **58** OF **136** SHEETS

ORDINANCE Z-78-5

LAND LOTS

DISTRICT  
COUNTY

### CERTIFICATION

THIS SHEET **58** OF **136** SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 15, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED

DIRECTOR, BUREAU OF PLANNING  
CITY OF ATLANTA, GEORGIA

DATE

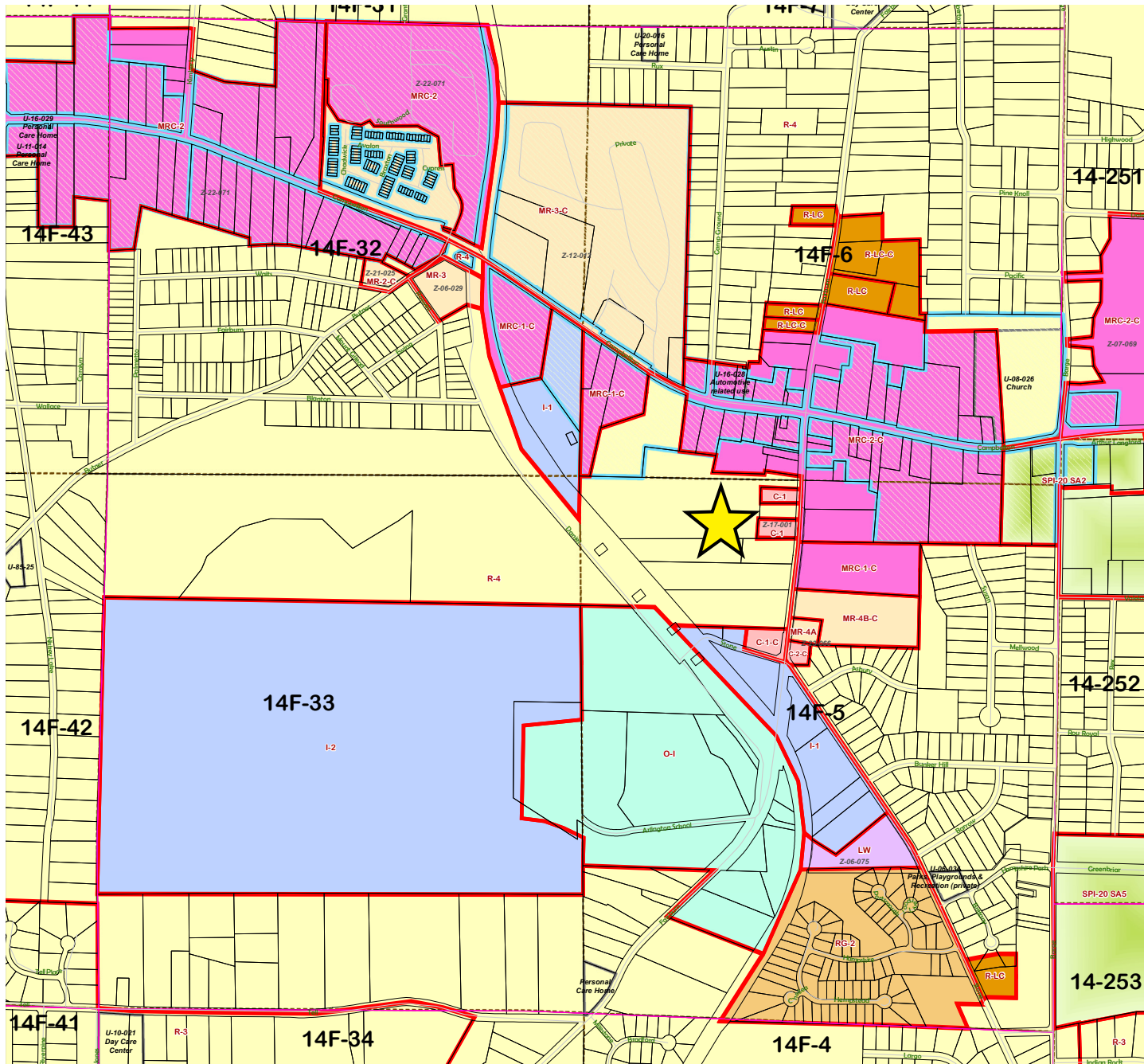
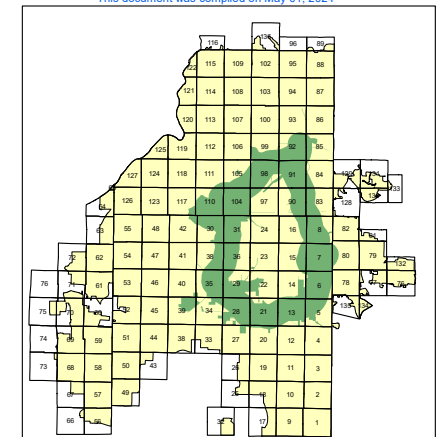
MUNICIPAL CLERK, CMC  
CITY OF ATLANTA, GA

DATE

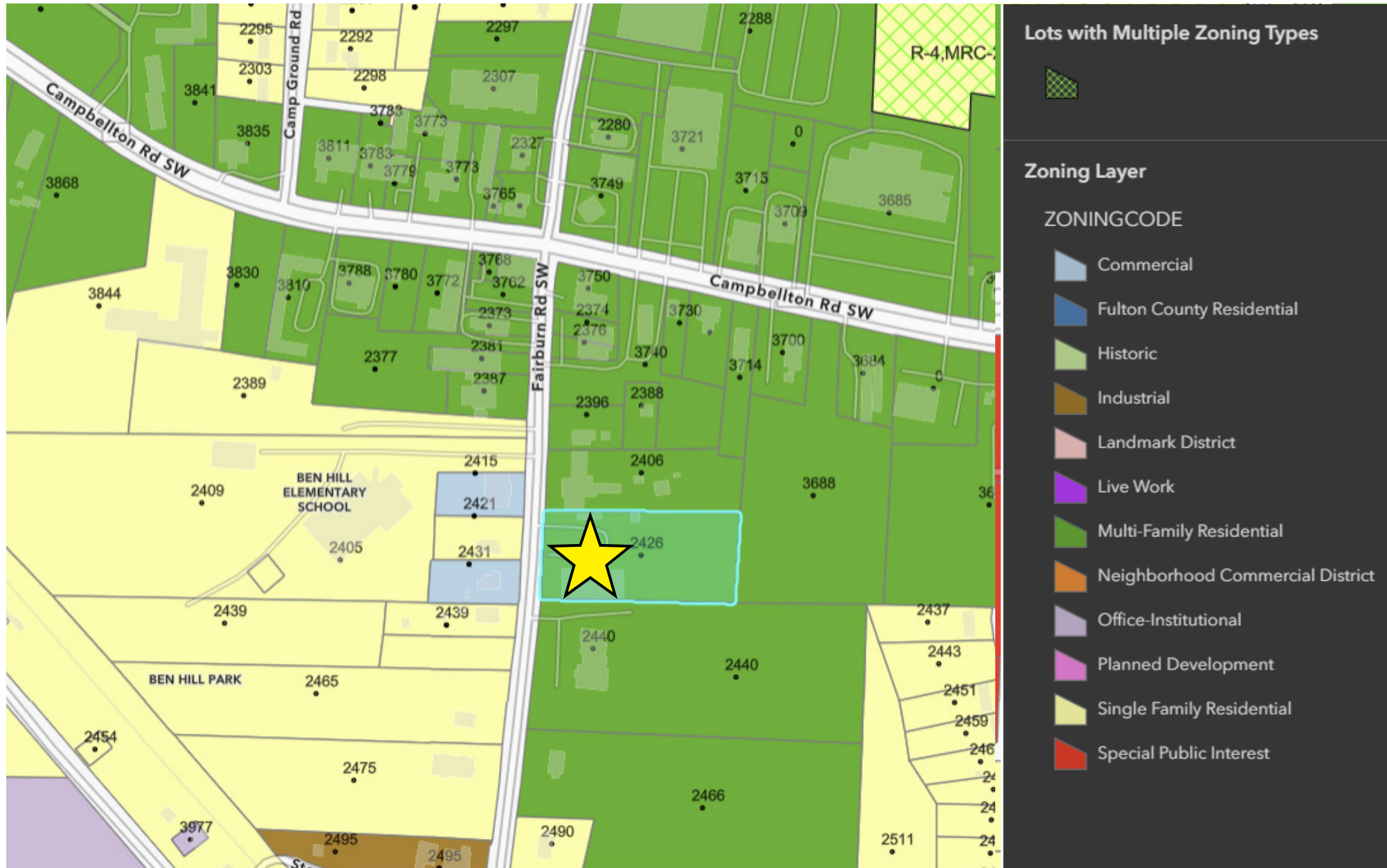
### Legend

- |                                  |                                |
|----------------------------------|--------------------------------|
| quads                            | Human Service Facilities       |
| Tax Parcels                      | Special Use Permits            |
| Zoning District Outline          | LBS/HBS                        |
| <b>OVERLAY DISTRICTS</b>         |                                |
| All Others                       | Base Zoning                    |
| Beltline                         | SPI - Special Public Interest; |
| Moreland SOM Sign Overlay        | Industrial                     |
| Intown South Commercial Corridor | Historic & Cultural;           |
| Marietta Street Overlay          | Live-Work                      |
| Buckhead Parking Overlay         | QOL Multi-Family;              |
| Gulch Sign Overlay;              | QOL Mixed Use;                 |
| Westside IZ Overlay              | Commercial                     |
| Westside Park Affordable WH      | Neighborhood Commercial;       |
| Arts and Entertainment Sign      | Residential - Single Family    |
| SPI                              | Office Institutional           |
| Fort McPherson                   | Planned Development            |
| All Other;                       | Residential - Duplex           |
|                                  | Residential - Multi-Family     |
|                                  | Residential - Limited Com.;    |

This document was compiled on May 01, 2024



# Zoning Map





# Southwest Atlanta



Once home to Civil Rights leader and U.S. Congressman John Lewis and baseball homerun king Henry Aaron, Southwest Atlanta is rich in history that lives on through enthusiastic community spirit and engagement. This region offers idyllic residential streets, access to the MARTA, and lots of local flavor. "Southwest Atlanta is historically known for its well-to-do, up and coming African-American neighborhoods, especially back in the 1970s and 80s," said Salondia Aveni, Deputy Director of Cultural Affairs at the Southwest Arts Center. "It's really known for family and community."

SOURCE: HOMES.COM

